

SUBDIVISION OF
OSBORN LANDING
 (BEING A SUBDIVISION OF PARCEL "A"
 PROPERTY OF HOWARD J. OSBORN)
 (INSTRUMENT #110010031)
 GRAFTON DISTRICT
 COUNTY OF YORK, VIRGINIA

SCALE: 1"=60' DATE: MAY 23, 2016

CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837

SHEET 2 OF 4

EASEMENT LEGEND

- (A) PRIVATE 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE OSBORN LANDING HOMEOWNERS ASSOCIATION
- (B) 10'x20' UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- (C) PRIVATE 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE OSBORN LANDING HOMEOWNER'S ASSOCIATION
- (D) 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- (E) 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- (F) EXISTING 16' DOMINION VIRGINIA POWER EASEMENT (D.B. 195, PG. 690-691)
- (G) EXISTING V.D.O.T. DRAINAGE EASEMENT (D.B. 189, PG. 472/SHPB 3, PG. 18-20)
- (H) TEMPORARY TURN AROUND EASEMENT (55') HEREBY CONVEYED TO COUNTY OF YORK
- (I) VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- (J) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE OSBORN LANDING HOMEOWNER'S ASSOCIATION
- (K) 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (L) VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT OVER U.S.A.C.O.E. NON-TIDAL JURISDICTIONAL WETLANDS HEREBY CONVEYED TO YORK COUNTY

THIS RIGHT-OF WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM ADJOINING PROPERTIES.

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N/F
 TRANQUIL HARBOR
 LAND COMPANY
 TM #26-00-00-006
 GPIN #V09C-1550-1378
 D.B. 878, PG. 714
 ZONE: RC

N/F
 ERNEST E. & LISA S. PASTER
 AND KRISTEN PASTER
 TM #26-09-00-000A
 GPIN #V09C-1597-0316
 INST. #140004090
 ZONE: RR
 #201 HANSFORD LANE

N/F
 ANNE C. BLANTON & MYRA C. McCAIN
 TM #26-00-00-029
 GPIN #V09C-0299-0170
 D.B. 525, PG. 170
 P.B. 5, PG. 553
 ZONE: RR
 #3301 SEAFORD ROAD

N/F
 ELIZABETH CLARKE RICKARDS
 TM #26-00-00-026A
 GPIN #V08A-0942-4978
 D.B. 807, PG. 419
 ZONE: RR
 #3619LL SEAFORD ROAD

COMMON AREA #3
 176,322 S.F.
 4.0478 AC.

COMMON AREA #1
 15,538 S.F.
 0.3567 AC.

COMMON AREA #2
 165,280 S.F.
 3.7943 AC.

COMMON AREA #3
 176,322 S.F.
 4.0478 AC.

OSBORN LANE
 (50' R/W)

OSBORN LANE
 (50' R/W)

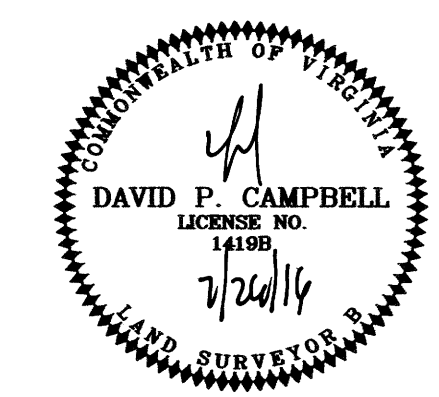
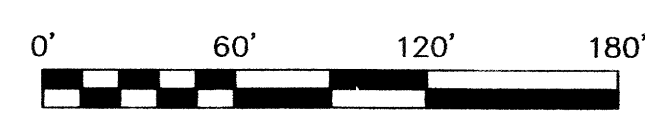
BONNIE CIRCLE
 RIGHT-OF-WAY HEREBY
 DEDICATED TO PUBLIC
 USE FOR RIGHT-OF-WAY
 PURPOSES

15' DRAINAGE
 EASEMENT

15' DRAINAGE
 EASEMENT

15' DRAINAGE
 EASEMENT

- LEGEND**
- PROPERTY LINE
 - IRON PIPE/ROD FOUND
 - CONCRETE MONUMENT SET
 - IRON ROD SET
 - BUILDING SETBACK LINE
 - F.I.R.M. ZONE AE (EL=7)
 - F.I.R.M. ZONE AE (EL=6)
 - DRAINAGE EASEMENT
 - CENTERLINE OF STREET R/W
 - U.S.A.C.O.E. JURISDICTIONAL WETLANDS



APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: Sharon K. Lane
 PLAT APPROVING AGENT

DATE: NOVEMBER 9, 2016

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 10th DAY OF November 16, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 160020850 2:15 PM

TESTE: _____
 CLERK

BY: Caroline Miller D.C.